

WARRANTY DEED 506-275 Prepared By & Return To: Mississippi Real Estate Closings 5699 Getwell Road Building G, Suite 1 Southaven, MS 38672 662-349-1818	STATE OF TENNESSEE COUNTY OF Shelby THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 83,096.00
	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2006
	Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

H. Mark Beanblossom, P. C., 1713 Kirby Parkway, Suite 100, Memphis, Tennessee 38120 Phone No. (901)758-0500

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry McLarty		1059320000001801
(NAME)	(NAME)	
Lot 19, Valley Oaks S/D		
(ADDRESS)	(ADDRESS)	
Olive Branch, MS 38654		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE
HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE
RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walker & Walker Enterprises, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY
THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry McLarty and Julie McLarty, As Joint Tenants
With Right of Survivorship and not as Tenants in Common
HEREINAFTER
CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN
DeSoto COUNTY, STATE OF MISSISSIPPI, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 19, Valley Oaks Subdivision (one and the same as Valley Oaks Estates P. D.) (formerly known as Walker's Ridge
P.U.D.), in Section 32, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat of record in Plat
Book 101, Pages 18-20, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is
hereby made for a more particular description of said property.

This being the same property conveyed to Grantors herein by Quit Claim Deed of record in Book 507, Page 80, in the
Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to the 2007 DeSoto County Taxes which are not yet due and payable and which
Grantee hereby assumes and agrees to pay and further subject to Subdivision Restrictions, Building Lines and
Easements of record in Plat Book 101, Pages 18-20 and Easements of record in Book 110, Page 225, Book 110, Page
250 and Book 191, Page 608 and Declaration of Covenants, Conditions and Restrictions of record in Book 543, Page
137, and Subdivision and Zoning Regulations in effect in DeSoto County, rights of ways and easements for public
roads and public utilities and restrictive covenants and easements of record, all in said Clerk's Office.

It is understood and agreed that the taxes for the year 2006 have been prorated as of this date on an estimated basis
and when said taxes are actually determined, if the proration is incorrect then the Grantor(s) agree to pay Grantee(s)
or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

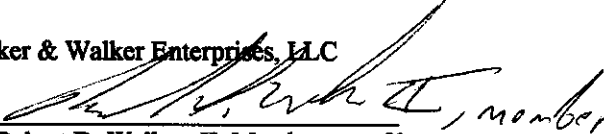
Grantor's Address: 5350 Poplar suite 221 Memphis 38119
Phone Number (home): 901-683-1440 (work) 901-683-1440
Grantee's Address: 12328 East Goodman Rd Olive Branch MS 38654
Phone Number (home): 895-7979 (work) 901-488-3769

Property Address: Lot 19, Valley Oaks S/D, Olive Branch, MS 38654

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs
and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to
convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant
and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used,
the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 29th day of November, 2006

Walker & Walker Enterprises, LLC

BY: 
Robert D. Walker, II, Member AND
AUTHORIZED SIGNATORY

mlc

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, _____, a Notary Public in and for
said County and State, the within named _____

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that

_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____

Commission Expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, the undersigned _____ a Notary Public within and for the

State and County aforesaid, personally appeared Robert D. Walker, II

and _____ with whom I am personally acquainted and who

upon his oath(s) acknowledged himself to be the Member

and _____ respectively of the Walker & Walker Enterprises, LLC

the within named bargainor, and corporation, and that he, she, they as such Member

and _____ being authorized so to do, execute the foregoing instrument for the

purposes therein contained by signing the name of the corporation, by the said Robert D. Walker, II

as such Member, and attesting the same by the said _____

as such _____

Witness my hand and official seal at office at Memphis, Tennessee on this the 29th
day of November 2006.

My Commission Expires 8-31-10

